

Maryland Historical Trust  
State Historic Sites Inventory Form

MARYLAND INVENTORY OF  
HISTORIC PROPERTIES

Survey No. BA-2764

Magi No.

DOE ☐ yes ☐ no

Towson Quad

1. Name (indicate preferred name)

historic The Haug House

and/or common 715 Regester Avenue (preferred)

2. Location

street & number 715 Regester Avenue ☒ not for publication

city, town Towson vicinity of congressional district

state Maryland county Baltimore

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	<input checked="" type="checkbox"/> not applicable	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property (give names and mailing addresses of all owners)

name Michael S. Donnenberg / Bernadette Donnenberg

street & number 715 Regester Avenue telephone no.: 410-377-0611

city, town Towson state and zip code Maryland 21212

5. Location of Legal Description

courthouse, registry of deeds, etc. Baltimore County Courthouse liber 8757

street & number 401 Bosley Avenue folio 83

city, town Towson state Maryland

6. Representation in Existing Historical Surveys NA

title

date ☐ federal ☐ state ☐ county ☐ local

pository for survey records

city, town state

## 7. Description

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### Condition

☒ excellent  
☐ good  
☐ fair

☐ deteriorated  
☐ ruins  
☐ unexposed

### Check one

☒ unaltered  
☐ altered

### Check one

☒ original site  
☐ moved      date of move \_\_\_\_\_

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

See attached

## **Section 7. Description**

The house at 715 Regester Avenue is a two-and-a-half story dwelling in the Colonial Revival style. It is in a residential area, on a block of lots and houses of similar size, all facing the street. The house faces mainly north (actually slightly northeast). Regester Avenue (which marks the south border of Stoneleigh and the north border of Anneslie) is a straight, two-lane, two-way road that is fairly heavily traveled because it runs perpendicular to, and connects, two major north-south routes—Loch Raven Boulevard to the east, York Road to the west.

### **Exterior**

The house is a two-bay, two-pile, side-passage dwelling with a gable roof. It is constructed of unpainted red, machine-made bricks in running bond. Most windows are 6/6 (except where noted below), and there is a flat arch over each window and doorway. The main roof (and other roofs) are of asphalt shingles. A plain wood cornice encircles the house. The house has a concrete foundation at basement level.

Fenestration on the front facade is symmetrical. The front door is on the left of the first floor. The door's wooden architrave features fluted doric pilasters and a triangular pediment with central design, in relief, of a single corn stalk. The wooden door has three vertical glass panes on top, and below, a pair of recessed square panels above four recessed panels in a cross pattern. On the right side of the front facade is a bay window, of three side-by-side windows, with a hipped roof. The second floor has two windows, with painted wood louvered side shutters, located directly above the first-floor fenestration. A stoop (with a red brick border and square polished red tiles in the center) sits in front of the main doorway.

Both sides of the house have asymmetrical fenestration on the first two floors, and, at attic level, one window centered in the gable. The east facade first floor has two windows on each side and a wooden door (with eight glass panes over a horizontal recessed panel) to the left of center. A six-sided stained redwood deck (an apparent recent addition) with a balustrade of simple, squared posts sits in front of the door and the left window, with two steps leading up to it on the right. The second floor has three windows directly above the first floor fenestration. The window over the door sits about [one foot?] lower than the windows on each side.

The west facade's first floor has—from left to right—a wooden door with ten glass panes (with a small concrete stoop and two steps to the left), an outside chimney, a six-light window, and a pair of side-by-side windows. The second floor's two windows are centered above the windows on the first floor.

The yard slopes away at the sides of the house, putting the basement at ground level in back. An extension—enclosed in concrete at basement level, with a screened porch on the first floor—dominates the right two-thirds of the back facade. The porch has a flagstone floor with red brick border, and an shed roof supported at the sides by wood siding. Floor-to-ceiling screened panels (six facing the back, three on each side), sit just outside painted metal balustrades (suggesting that the floor-to-ceiling-screens were added later). The present owners believe the extension was built around 1960.

At basement level, on the left, is a white garage door of painted steel with sixteen recessed panels. The porch extension juts out about 12 feet perpendicular to the back facade, just past the garage door. On the west side of the extension, at basement level, is a wooden door with four panes over two horizontal recessed panels. The front of the extension has two two-light, horizontal sliding windows. Another such window is on the east side of the extension.

The first floor of the back facade has one window to the left of the porch. Within the porch, on the right side, is an entry with two wooden doors: a fifteen-light inner door and an outer door of eight panes over a horizontal recessed panel. The second floor has just one window to the left of center (not corresponding to the fenestration below).

### Interior

The interior has a side-hall plan: The front door opens to a stair hall with the kitchen straight ahead, the living room to the right, and the dining room at the southwest corner (entered from the living room or kitchen). The living room, dining room, halls, and second floor bedrooms all have oak, hardwood floors and flat, painted wood baseboards which angle into the wall at the top. All of these rooms except the living room also have a molded chair rail. All windows and doorways and most closets on the first and second floors have matching carved wood architraves. Door knobs and locks are probably brass (or brass-plated) and appear to be historic. First and second floor rooms and halls each have at least one built-in radiator (flush with the wall, usually under a window) whose metal covers (possibly steel or iron) have strips of grating across the top and bottom.

The main stairs rise straight along the east wall of the house. They are open string with scroll brackets. The newel post has a rounded, tapered center with squared base and top, capped by a sphere. A carved, rounded handrail sits atop round, tapered balusters with square bases. A matching handrail is attached to the east wall. A closet with louvered door sits to the east of the front door, facing the base of the stairs.

The living room features a large brick fireplace and a wooden mantel with fluted doric pilasters, a stacked shelf, and, in relief in the center, an urn design. The hearth is of polished square tiles. To the right of the fireplace is the ten-light door that leads to the side yard. The room's bay window has a hardwood ledge. Two large square doorways, without doors, connect the living room to the stair hall and the dining room.

The dining room features a built-in triangular wooden cupboard in the southwest corner, with fluted doric pilasters and a broken pediment with a three-dimensional central urn. It has a pair of vertical recessed-panel doors below and, above, a door of twelve panes topped by a fanlight. A brass-plated chandelier with five lights is centered in the ceiling. A louvered door leads from the dining room to the kitchen.

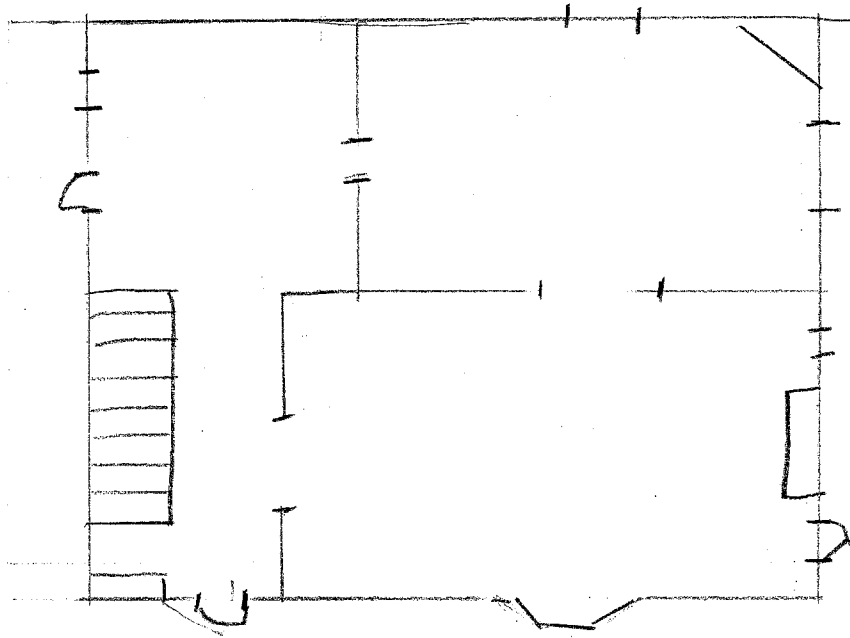
The stairs to the second floor end at a central hall (at a right angle to the stairs), with a bathroom to the left, two small bedrooms to the right, and the master bedroom straight ahead. All doors at this level have two recessed panels. The bathroom's ceramic tiles (polished white squares and black trim on the walls, small white rectangles around black squares in a repeating pattern on the floor) are in excellent condition, and appear to be original or historic. In the small bedroom on the east side of the house, a door in the south wall leads to enclosed, carpeted stairs going up to the attic. The attic is finished as a bedroom, with wall-to-wall carpeting and a steep-sloping pitched ceiling.

The basement is reached by enclosed stairs on the east side of the house, entered through the kitchen. The basement has a large, carpeted room with acoustical-tile ceiling. There are two closets with louvered doors on the north and east walls, and a half-bath at the base of the stairs. On the right of the south wall (the back of the house), a wooden door with four-panes over two horizontal recessed panels leads to an unfinished workroom located directly under the porch.

### Yard

The grass-planted front yard is flat, with one tree and several bushes near the house and the walkway. On the left border of the property, a concrete walkway leads from the sidewalk to the house, curving slightly at each end, in an elongated C shape. On the right border is a parking pad of double concrete strips. A brick walkway runs straight across the front facade, curving toward the parking pad and ending beside it in rectangular patio. There is a concrete pad on the northwest quarter of the backyard, in front of the garage door.

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715 Regester Ave.  
First Floor

## 8. Significance

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Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

### Specific dates

### Builder/Architect

check: Applicable Criteria: ☐ A ☐ B ☐ C ☐ D  
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

See attached



### **Section 8. Significance**

The house at 715 Regester is notable as one of the later homes built in Anneslie, a Baltimore County suburb just north of Baltimore City, bordered by York Road, Sherwood Road, Regester Avenue, and Winwood Road. Anneslie is typical of suburbs built after World War I to house middle class families seeking detached homes with yards—not normally available in cities—and a lifestyle that promised the benefits of healthy outdoor activities, shared community life with other young families, and removal from the traffic, noise, crowding, and other problems of urban life. The rise of suburbs was made possible by new transportation systems: in the case of Anneslie, the Number 8 streetcar line (and later bus line).

The suburb of Anneslie was built on the grounds of Villa Anneslie, a grand Italianate home built as a summer home in 1855 by Frederick Harrison and named for his wife Anne. Villa Anneslie still stands, occupied as a private residence.

In 1922 the realtor Charles Steffey bought the Villa Anneslie estate and divided its 100 acres into building lots. Individual houses were constructed on the land, in stages, from 19 \_\_\_\_\_ to 19 \_\_\_\_\_. As a Colonial Revival house, 715 Regester represents just one of the variety of housing types found in Anneslie—including Bungalows (or Craftsman Cottages), American Foursquare houses, English Bungalows, Spanish Bungalows, and Spanish Villa styles.

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Pause for Preservation: News From Historic Towson, Inc., Summer 1993

**Quadrangle scale** \_\_\_\_\_

# THE

**state** Maryland

MARYLAND HISTORICAL TRUST  
DHCP/DHCD  
100 COMMUNITY PLACE  
CROWNSVILLE, MD 21032-2023  
410-514-7600

Appendix - 715 Regester Avenue  
Realtor's description, 1991

BA-2764

DESIGN: Brick Colonial

AGE: 45+

LOT SIZE: 58.33 x 125

EXTERIOR: Trim recently painted  
Screened Flagstone Porch  
Side Deck

FIRST FLOOR:

KITCHEN: 11 x 11  
Upgraded, Oak Cabnets, Pantry  
Magic Chef Range/Hood - 2 years old  
Dishwasher - 2 years old  
Disposal - 2 years old  
Refrigerator  
Microwave

LIVING ROOM: 18 x 22  
Oak Floors  
Bow Window  
Fireplace

DINING ROOM: 12 x 11  
Oak Floors  
Corner Cupboard

SECOND FLOOR:

MASTER BEDROOM: 17 x 11  
2 closets  
New Carpet  
Ceiling Fan and Light

BEDROOM 2: 14 x 12  
Ceiling Fan

BEDROOM 3: 12 x 9  
Nursery

THIRD FLOOR:

BEDROOM 4: 20 x 12  
Loft, A-Frame  
Carpet

**BASEMENT:** \*Finished Club Room - new carpet, storage  
\*Half Bath  
\*Laundry Area - washer, dryer, sink  
\*Work Room  
\*Walk-out Garage

**HEAT:** Oil, HW Radiators  
4 Window, Air Conditioners

**ANNUAL FEES:** Taxes: \$1625.00 - \$138.00mo.  
BG&E: \$1100.00 - \$92.00mo.  
OIL: \$820.00 - \$69.00mo.

PRICE: \$165,000.00

**Appendix: Chain of Title**

715 Regester Avenue

"...being and comprising the easternmost eight feet four inches of Lot No. 15 and all of Lots No. 16 and 17 of Section 'D' of Anneslie, as shown on a plat map which is recorded among the Land Records of Baltimore County in Plat Book W.P.C. No. 7, folio 40."

<u>Liber / Folio</u>	<u>Date</u>	<u>Deed Type</u>	<u>Grantor</u>	<u>Grantee</u>	<u>(Cost)</u>
8757 / 83	3/27/91	fee simple	John R. Wingard Frances Phillips Wingard	Michael S. Donnenberg Bernadette Donnenberg	(\$165,000)
6928 / 616	5/7/85	fee simple	Charles W. Turnbaugh M. Patricia Turnbaugh	John R. Wingard Frances Phillips Wingard	(\$98,000)
5388 / 1	8/15/73	fee simple	Edward P. Edinger, Jr. Doris W. Edinger	Charles W. Turnbaugh Patricia Turnbaugh	
114 / 243	6/16/64	fee simple	Barbara Anne Doyle	Edward P. Edinger, Jr. Doris W. Edinger	
3612 / 259	10/14/59	fee simple	James G. Edelen, Jr. Elizabeth B. Edelen	Barbara Anne Doyle	
2270 / 264	4/2/53	fee simple	John Patinella, Sr. Maddalena Patinella	James G. Edelen, Jr. Elizabeth B. Edelen	
2250 / 386	2/4/53	fee simple	John F. Bach Esther M. Bach	John Patinella, Sr. Maddalena Patinella	
1543 / 236	3/10/47	fee simple	Anne M. Knox	John F. Bach Esther M. Bach	
1543 / 235	3/10/47	fee simple	John F. Bach Esther M. Bach	Anne M. Knox	
1354 / 87	6/23/44	leasehold	Anne M. Knox	John F. Bach Esther M. Bach (his wife) Lula K. Bach	
1354 / 85	6/23/44	leasehold	John F. Bach	Anne M. Knox	

715 Regester Avenue. cont.

<u>Liber / Folio</u>	<u>Date</u>	<u>Deed Type</u>	<u>Grantor</u>	<u>Grantee</u>
1321 / 476	1/11/44	leasehold	John F. Bach ("subject to retention in him of the life estate")	Lula K. Bach (his mother) ("during term of her natural life")
1107 / 25	5/16/40	fee simple? (not stated)	Carl F. Haug Catherine R. Haug	John F. Bach Minnie K. Bach (sister)
* 1091 / 163	1/16/40	fee simple	Charles H. Steffey, Inc.	Carl F. Haug Catherine R. Haug
<hr/>				
* 1091 / 167	1/17/40	deed of assignment	Michael J. Wheeler	Carl F. Haug Catherine R. Haug
1091 / 166	1/17/40	fee simple (a mortgage arrangement?)	Carl F. Haug Catherine R. Haug	George M. Bailliere
1091 / 64	1/16/40	lease	Carl F. Haug Catherine R. Haug	Michael J. Wheeler

**Photographs: Cover Sheet**

715 Regester Avenue  
Towson, Baltimore County, Maryland

All photographs taken by Kerri Rubman (who retained the negatives), November 1994

1. front facade (house faces mainly north, but slightly—about 20 degrees—northwest)
2. east facade
3. west facade
4. back facade
5. front door, from inside
6. main stairs
7. stair hall, from living room
8. living room fireplace
9. dining room
10. bedroom door, second floor
11. bathroom tiles



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715 Regester Ave.  
Baltimore Co.  
MD

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715 Regester Ave.  
Baltimore Co.  
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715 Regester Ave.  
Baltimore Co.  
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715 Regester Ave.  
Baltimore Co.  
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715 Regester Ave.  
Baltimore Co.  
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715 Register Ave.  
Baltimore Co.  
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